



**CROSBY &  
ASSOCIATES, INC.**

AGRICULTURAL & COMMERCIAL REAL ESTATE

#19598167

# 17+/- Ac VACANT RESIDENTIAL LAND FOR SALE

Beautiful, Private Setting  
Close to Wekiva Parkway  
IN SORRENTO, FLORIDA



**PRICE: \$320,000**

**POSSIBILITIES INCLUDE:**  
Pasture, Rural Homesite or Residential Development

## Highlights

- **Acres:** 17+/- Total
- **Price Per Acre:** \$18,823
- **Utilities:** Electric
- **Zoning:** Vacant Residential
- **2015 Taxes:** \$2,527
- **County:** Lake
- **Soils:** Candler Sand
- **Address:** 23640 Franklin Ave.  
Sorrento, FL 32776
- **Parcel ID:** 251927000400002700
- **Coordinates:** 28.803729/-81.565504

## Features

- Level to slightly rolling land with scattered pines and oaks.
- Beautiful private setting not far from Wekiva Parkway and close to shopping, restaurants and local amenities.
- Thirty miles to downtown Orlando and ten minutes to Mount Dora.

### 2015 Area Demographics

2015	0-3- Miles	3-5 - Miles	5-10 Miles
Population	10,298	21,479	93,290
Households	3,715	8,256	35,057

*Offered By*

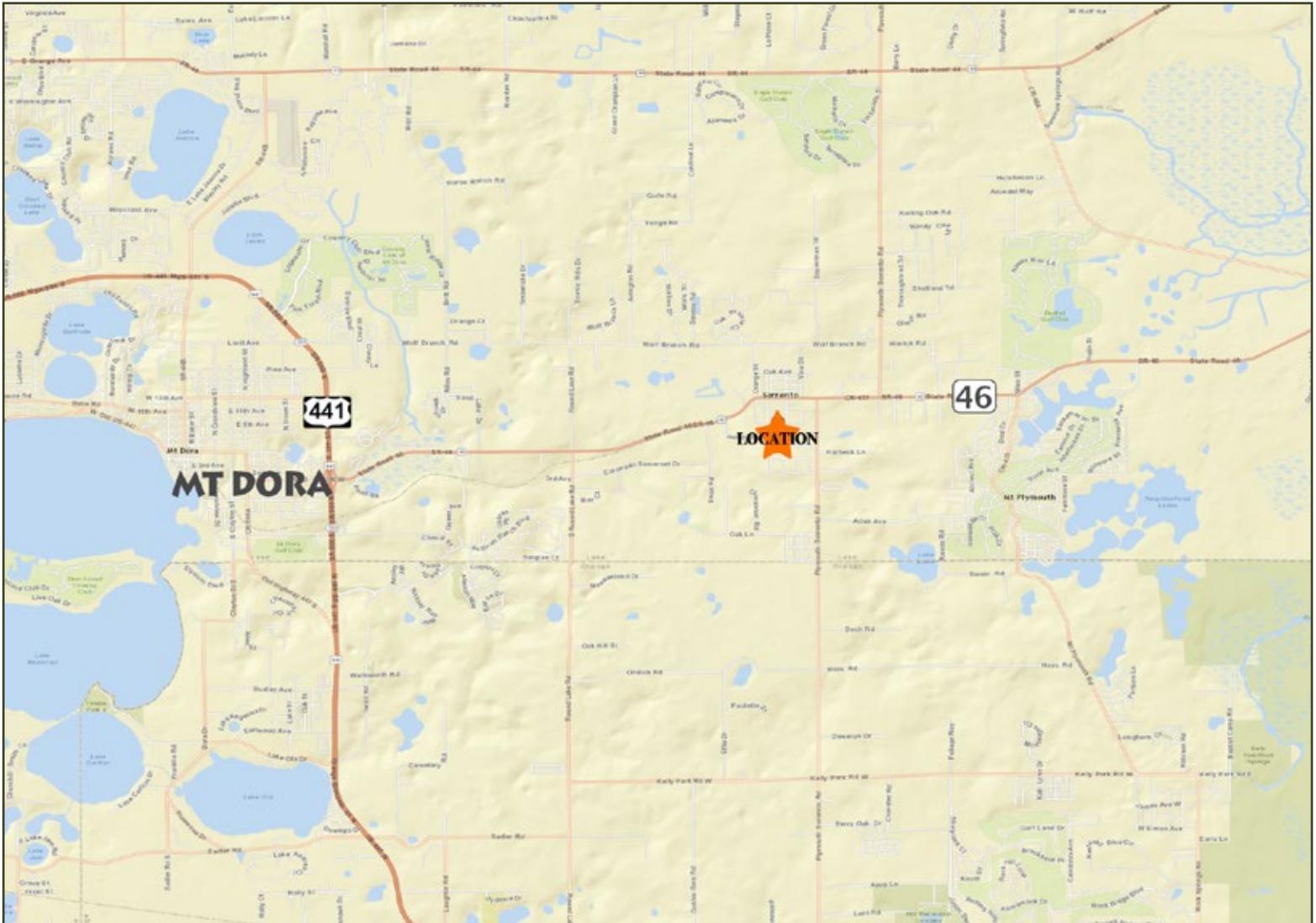


**Rick Gonzalez**  
CCIM, ALC, Realtor®  
CELL: 352.408.3892  
rick@crosbydirt.com

WWW.CROSBYDIRT.COM



**DRIVING DIRECTIONS** Hwy. 46 in Sorrento, South on Orange to Franklin, on South side between Orange and Church



**Crosby & Associates, Inc.**

505 Avenue A NW, Ste 306  
 Winter Haven, FL 33881  
**863.293.5600 [O]**  
**863.823.0412 [F]**

52 Commerce Street  
 Hawkinsville, GA 31036  
**800.320.3477 [O]**  
 225 West Main Street  
 Tavares, FL 32778

*All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.*

